142.0	0005	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	729,700 / 729,700
					USE VALUE:	729,700 / 729,700
					ASSESSED:	729,700 / 729,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		HIGH HAITH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHARY SUMITRA
Owner 2:	
Owner 3:	
Street 1:	8 HIGH HAITH RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,320 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1922, having primarily Vinyl Exterior and 2008 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3320.000	314,000		415,700	729,700
Total Card	0.076	314,000		415,700	729,700
Total Parcel	0.076	314,000		415,700	729,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 363.40 | /Parcel: 363.4

Legal Description

User Acct 91956

GIS Ref

GIS Ref

Insp Date 03/23/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 142.0-0005-0008.0

!11023!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	314,000	0	3,320.	415,700	729,700	729,700	Year End Roll	12/18/2019
2019	101	FV	242,600	0	3,320.	389,700	632,300	632,300	Year End Roll	1/3/2019
2018	101	FV	229,800	0	3,320.	322,200	552,000	552,000	Year End Roll	12/20/2017
2017	101	FV	229,800	0	3,320.	296,200	526,000	526,000	Year End Roll	1/3/2017
2016	101	FV	229,800	0	3,320.	270,200	500,000	500,000	Year End	1/4/2016
2015	101	FV	217,600	0	3,320.	265,000	482,600	482,600	Year End Roll	12/11/2014
2014	101	FV	217,600	0	3,320.	246,300	463,900	463,900	Year End Roll	12/16/2013
2013	101	FV	207,900	0	3,320.	234,300	442,200	442,200		12/13/2012

PRINT

Date	Time
12/11/20	01:14:25

LAST REV

Date	Time
07/23/18	11:55:22
apro	
11023	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O`CONNELL VIRGI	28759-583		6/26/1998		240,000	No	No		Y

USER DEFINED

Prior Id # 1:	91956
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/17/2013	1084	Re-Roof	6,000	C				
7/19/2012	909	Redo Kit	12,000					
4/29/2009	288	Manual	38,360					EFP TO FLA
7/20/1993	343	Manual	1,300					REPLACE WDK

ACTIVITY INFORMATION

Date	Result	By	Name
3/23/2018	Inspected	CC	Chris C
3/10/2018	MEAS&NOTICE	HS	Hanne S
1/8/2014	Info Fm Prmt	EMK	Ellen K
1/8/2013	Info Fm Prmt	BR	B Rossignol
11/11/2008	Meas/Inspect	336	PATRIOT
12/13/1999	Inspected	263	PATRIOT
11/23/1999	Mailer Sent		
11/17/1999	Measured	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3320		Sq. Ft.	Site		0	80.	1.57	9									415,680						415,700	

Total AC/HA: 0.07622 | Total SF/SM: 3320 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 415,680 | Spl Credit | Total: 415,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	35	%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98637003
Adj $ / SQ:	173.108
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	385694
Depreciation:	71739
Depreciated Total:	313955

COMMENTS

SKUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

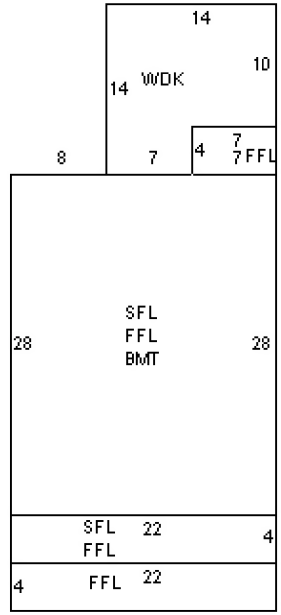
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	173.11
Special Features:	0	Val/Su Net:	140.30
Final Total:	314000	Val/Su SzAd	216.02

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	820	173.110	141,949
SFL	Second Floor	634	173.110	109,681
BMT	Basement	616	86.990	53,584
WDK	Deck	168	11.790	1,981

Net Sketched Area:	2,238			Total:	307,195
Size Ad	1453.5999	Gross Are	2308	FinArea	2008

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	90		
SFL	90				

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

142.0-0005-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc